

176.0

0007

0016.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

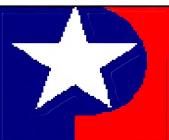
905,000 / 905,000

USE VALUE:

905,000 / 905,000

ASSESSED:

905,000 / 905,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82-84		HIBBERT ST, ARLINGTON

OWNERSHIP

Owner 1:	BAGHDADY CAMILLE S	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 382 MASS AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: N
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	BAGHDADY SAMI J -
Owner 2:	-

Street 1: 382 MASS AVE

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains 7,978 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1966, having primarily Vinyl Exterior and 2520 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7978		Sq. Ft.	Site		0	70.	0.83	6									461,539						461,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										118731
										GIS Ref
										GIS Ref
										Insp Date
										07/07/18

!13798!

USER DEFINED

Prior Id # 1:	118731
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	03:42:12
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 176.0-0007-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	443,500	0	7,978.	461,500	905,000	905,000	Year End Roll	12/18/2019
2019	104	FV	346,700	0	7,978.	454,900	801,600	801,600	Year End Roll	1/3/2019
2018	104	FV	346,700	0	7,978.	349,500	696,200	696,200	Year End Roll	12/20/2017
2017	104	FV	324,600	0	7,978.	329,700	654,300	654,300	Year End Roll	1/3/2017
2016	104	FV	324,600	0	7,978.	303,300	627,900	627,900	Year End	1/4/2016
2015	104	FV	295,700	0	7,978.	283,500	579,200	579,200	Year End Roll	12/11/2014
2014	104	FV	295,700	0	7,978.	261,100	556,800	556,800	Year End Roll	12/16/2013
2013	104	FV	308,000	0	7,978.	261,100	569,100	569,100		12/13/2012

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BAGHDADY SAMI J	1428-17		12/17/2012	Convenience	10	No	No		
	902-186		4/1/1978		58,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/7/2018		MEAS&NOTICE						BS Barbara S
10/23/2008		Meas/Inspect						163 PATRIOT
4/18/2000		Inspected						264 PATRIOT
12/23/1999		Mailer Sent						
12/22/1999		Measured						243 PATRIOT
12/3/1998								PM Peter M

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

